080.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	182,100	/	182,100
USE VALUE:	182,100	/	182,100
ASSESSED:	182,100	/	182,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122	-124	WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	
Street 1:	252 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUSSO CARMEN & GERALDINE -
Owner 2:	LIFE ESTATE -
Street 1:	10 RANDALL DRIVE
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 5,187 Sq. Ft. of land mainly classified as Housing Corp with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2080 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
114	5187.000	81,400		100,700	182,100
Total Card	0.119	81,400		100,700	182,100
Total Parcel	0.119	81,400		100,700	182,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 87.55 | /Parcel: 87.55

Legal Description

User Acct 49575

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 080.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	81,400	0	5,187.	201,500	282,900	282,900	Year End Roll	12/18/2019
2019	114	FV	67,700	0	5,187.	408,700	476,400	476,400	Year End Roll	1/3/2019
2018	104	FV	67,700	0	5,187.	305,100	372,800	372,800	Year End Roll	12/20/2017
2017	104	FV	63,500	0	5,187.	276,300	339,800	339,800	Year End Roll	1/3/2017
2016	104	FV	63,500	0	5,187.	264,800	328,300	328,300	Year End	1/4/2016
2015	104	FV	56,600	0	5,187.	224,500	281,100	281,100	Year End Roll	12/11/2014
2014	104	FV	56,600	0	5,187.	213,000	269,600	269,600	Year End Roll	12/16/2013
2013	104	FV	58,900	0	5,187.	202,600	261,500	261,500		12/13/2012

!6493!

PRINT

Date	Time
12/10/20	21:15:56

LAST REV

Date	Time
12/03/20	14:16:19

danam

6493

USER DEFINED

Prior Id # 1:	49575
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSO CARMEN &	40116-32		7/24/2003		470,900	No	No		
RUSSO CARMEN/ET	25235-320		3/22/1995			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1282	Siding	12,000	C				
11/16/2011	1513	Porch	2,500					
3/26/2004	211	Renovate	5,000					renovate bathroom
7/28/2003	613	New Wind	6,200					

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Measured	197	PATRIOT
2/22/2005	Permit Visit	BR	B Rossignol
5/6/2004	Other Change	BR	B Rossignol
1/11/2000	Mailer Sent		
1/11/2000	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		5187		Sq. Ft.	Site		0	70.	0.28	5			Restric	-75					100,732						100,700	

Total AC/HA: 0.11908 | Total SF/SM: 5187 | Parcel LUC: 114 | Housing Corp | Prime NB Desc: ARLINGTON | Total: 100,732 | Spl Credit | Total: 100,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.15480769
Const Adj.:	0.98000199
Adj $ / SQ:	192.391
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589596
Depreciation:	508232
Depreciated Total:	81364

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

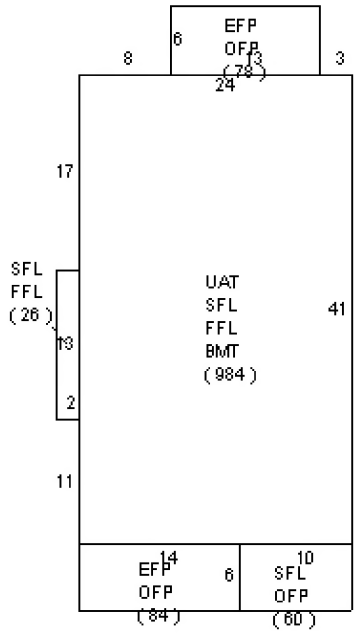
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	192.39
Special Features:	0	Val/Su Net:	22.04
Final Total:	81400	Val/Su SzAd	39.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,070	192.390	205,859
FFL	First Floor	1,010	192.390	194,315
BMT	Basement	984	57.720	56,794
UAT	Upper Attic	246	76.960	18,931
OFP	Open Porch	222	23.450	5,207
EFP	Enclos Porch	162	43.150	6,990

	Net Sketched Area:	3,694		Total:	488,096
Size Ad	2080	Gross Are	4432	FinArea	2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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